

Lexington Mews Association Inc.
Board of Directors Meeting Minutes
November 18, 2015
Unit 1407

- I. Call to order: 7:31pm
 - a. Roll call.
 - i. In attendance
 1. Gary Pasquarello
 2. Cory Plock
 3. Phillip James
 4. Patrick Simmonds
 5. Marie Starnes
 6. Dick Famiglietti of CM Property Management
 - b. Proof of notice – Posted November 6, 2015
- II. Reading and approval of minutes from October 21, 2015
 - a. Motion to waive the reading of the minutes from October 21, 2015.
 - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
 - b. Motion to approve the minutes from October 21, 2015.
 - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
- III. Open session for Unit Owners, 15 minutes.

Unit # 2203-Janice Light; requested an explanation for Common Interest Ownership Act (CIOA) and its application to our Association. Voting on the budget is governed by CIOA. Lease restriction is a proposed new provision to the updated Declaration. A separate meeting will be held to approve the updated Declaration. Roof replacement project bids in process and financing options are being explored.
- IV. Reports of Officers, Boards and Standing Committees
 - a. Financial report – September 2015
 - i. Financial Report for the period ending October 31, 2015: Total Assets for the Association were \$542,219.10 Total expenses were \$15,885 over budget. No payment made to Capital Reserves, \$2,530.94 to Capital Reserves Repayment and \$1,529.58 Special Projects Reserves. Accounts Receivable balance was \$4,965.08 at the end of October.
 - ii. Upon a motion duly made, seconded and carried, the board unanimously resolved to ACCEPT the financial report.
- V. Reports of Special Committees: NONE
- VI. Special Orders:
 - a. Motion to approve financial transactions.
 - i. \$ NONE
- VII. Unfinished Business and General Orders

- a. Discussion concerning outstanding CM Property work orders.
 - i. Reviewed open orders: WO # 1608 – repeated efforts to contact unit owner; WO # 1621 skylight leak, repeated efforts to contact unit owner, WO # 1649 – gutter drains underground need to be snaked to clear debris.
- b. Motion to amend declaration – CIOA alignment and lease restrictions
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.
- c. Motion to replace roofs
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.
- d. Motion to approve 2016 budget
Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.

VIII. New Business

- a. Proposed language for new rule.

IX. Motions from the floor

- a. Speed bumps color and painting with Sherwin Williams reflective paint in a diagonal. CMP will obtain quotes. This is a priority project.

X. Adjournment

Motion to adjourn

- a. Upon a motion duly made, seconded and carried, the board unanimously resolved to ADJOURN meeting at 9:05pm

Next Meeting Date: Annual Meeting, December 15, 2015 at Hampton Inn.